

DBH ADMINISTRATIVE SERVICES, FACILITIES & PROPERTY MAINTENANCE BUILDING

PROJECT SUMMARY

The project scope involves demolition of an existing 9,981 square feet restaurant and new construction of a new administrative building for Department of Beaches & Harbors, Administrative Services and Facilities & Property Maintenance Building. The site is located at 13535 Mindanao Way (Parcel 45) in Marina Del Rey. Following are the project highlights:

SCOPE

- The new building area is approximately 8,395 square feet.
- The new building will be sized to fit within the general footprint of the existing "Cove Building" of approximately 9,981 square feet (which includes the existing exterior patio space of approximately 3100 square feet).
- Per information provided by Department of Regional Planning, the proposed promenade setback will be 16' which based on the existing promenade setback distance up to the first floor of the existing adjacent FPMD Building.
- This project will not include the "Promenade" work. Promenade work will be completed under separate Beaches and Harbors Anchorage Project.
- The new building will house the staff as relocated from the existing trailer compound on Fiji Way, including the following sections: Human Resources, Administrative Services, Facilities & Property Maintenance Division, Parking Section and Common Areas.
- Land Use approval is required from Department of Regional Planning for the proposed temporary office building to be located within the current land use designation for the site.
- Based on County Planning Department requirements parking for commercial/office buildings 34 parking spaces are provided
- The construction type of the proposed new building will be Type V fully sprinklered.
- SWPPP report does not need to be submitted to the State. Only site BMP's are required.
- A Negative Declaration may be required from CEQA.
- Coastal Development Permit will be required from Department of Regional Planning.
- Project will be consistent with 'Marina LCP'.

ARCHITECTURAL DESIGN

- The new building is conceptualized as a glass pavilion within a green open space, which allows maximum views to the ocean and will seamlessly blend with the natural environment.
- The roof slope in the central area is enhanced to create a sweeping roof form which is ideal for projects along the oceanfront.
- The building will have continuous perimeter glazing within a curtain wall type system, which will provide panoramic views from inside of the building out to the Marina.
- Roof overhangs are provided on all sides to protect the exterior glazing from direct sunlight
- Roof in the central area is raised higher to provide more light in the central lobby area and conference rooms.
- The building is split in (2) wings which will allow full flexibility in future conversion into uses such as a yacht club or other marine type space applications.

MATERIALS AND COLORS

- The exterior vision and spandrel glazing will have blue tint which is symbolic of the blue color in marine environments.

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- Solid walls will be clad with artificial wood slats which are intended to resemble the wood slat material which is commonly used on buildings located on piers.
- Board form finish is proposed on low walls along the building perimeter to compliment the wood slat finish.
- Roof Fascia and roof soffits will be clear anodized aluminum finish panels to accentuate the sweeping roof form and overhangs.

LIGHTING

- Majority of the large interior spaces will not have a ceiling. The underside of the roof structure will be exposed and will be highlighted by linear pendant light fixtures.
- Site lighting will include light fixtures on 14' high or 20' high poles that will complement the architectural design.
- The building facades will be lit with in-ground light fixtures and light will be directed towards the building facades and roof overhangs only.

SITework

- The existing parking area will be maintained and ADA access will be provided.
- Parking lot work will include new AC overlay or slurry seal and restriping which will not require a grading permit.
- Pedestrian access from Mindanao Way up to the main entrance will contain decorative colors and/or patterns and a small plaza type space will be created near the main entrance.
- On the north side of the building new colored concrete could be provided to complement the new promenade paving which will be completed under a separate project.

LANDSCAPE

- Landscaping is proposed on all sides of the building and along the existing planter area along Mindanao Way.
- The landscape uses climate adaptive plant materials which will include both California natives as well as drought tolerant Mediterranean varieties.
- The landscape will be low maintenance, but will be aesthetically unique to the marina and coastal influences.
- The irrigation will be designed for water efficiency and will meet the local water conservation regulations.

County of Los Angeles, Department of Beaches and Harbors

DBH ADMIN. SERVICES, FACILITIES & PROPERTY MAINTENANCE BUILDING

DESIGN CONTROL BOARD SUBMITTAL : 03.27.2015



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No.	Distribution/Revision	Date



COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES & HARBORS
13535 MINDANAO WAY, MARINA
DEL REY, CA 90292

DBH ADMIN. SERVICES,
FACILITIES & PROPERTY
MAINTENANCE BUILDING

CLIENT PROJECT #:
Drawing Title
TITLE SHEET

Scale: 12" = 1'-0"
IF DRAWING IS NOT 30x42 THEN IT IS NOT TO SCALE
Location: LA Drawing No. _____
Project Manager: SC
Project No. 14008
Date Plotted: 03.27.2015

A0-00

ABBREVIATIONS

&	And	FL	Floor	FLYWD.	Flywood
∠	Angle	FLASH	Flashing	PR	Partition
⊙	Circle	FLUOR.	Fluorescent	PRTN.	Part
∅	Diameter or Round	F.O.C.	Face of Concrete	PT	Plant
⊥	Perpendicular	F.O.F.	Face of Finish	P.T.D.R.	Paper Towel Dispenser/Receptacle
#	Pound or Number	F.O.M.	Face of Masonry	P.V.C.	Ply Vinyl Chloride
A.B.	Anchor Bolt	F.P.S.	Face of Stud	Q.T.	Quarry Tile
A.C.	Asphalt Concrete	FT.	Full Size	R.	Riser, Right or Radius
ACOUS.	Acoustical	FT.	Foot or Feet	RAD.	Radius
ACT	Acoustical Tile	FURR	Furring	R.C.P.	Reflected Ceiling Plan
A.D.	Area Drain	FUT.	Footing	R.D.	Roof Drain
ADD.	Additional	F.R.	Fire Resistive	R.D.W.D.	Redwood
ADJ.	Adjustable/Adjacent	GA	Gauge	REF.	Reference
A.F.F.	Above Finish Floor	GAL	Gallon	REFR.	Refrigerator
AGGR.	Aggregate	GALV.	Galvanized	REINF.	Reinforced
ALUM.	Aluminum	G.B.	Gibb Bar	REQ.	Required
ALTB.	Aluminate	G.L.	Glass	RESIL.	Resilient
ANOD.	Anodized	GR.	Ground	REV.	Revised
A.P.	Access Panel	GRND.	Ground	R.H.	Right Hand
APPROX.	Approximate	GRD.	Grade	R.H.	Right
ARCH.	Architectural	GYP	Gypsum	R.C.P.	Register
ASB.	Asbestos	GYP.BD.	Gypsum Board	R.M.	Rough Opening
ASPH.	Asphalt	H.B.	Hose Bib	R.T.	Right
BD.	Board	H.C.	Hollow Core/Handicapped	RUB.	Rubber
BLUM.	Bluminox	H.C.	Handicapped	R.W.L.	Rain Water Leader
BLDG.	Building	HDBD.	Hard Board	S.	South
BLK.	Block	HDR.	Header	S.C.	Solid Core
BLKG.	Blocking	HWD.	Hardware	SCHED.	Schedule
BM	Beam	HWD.	Hardware	S.A.	Soap Dispenser
BOT.	Bottom	H.M.	Hollow Metal	S.A.	Section
BSMT.	Basement	HOR.	Horizontal	SEP.	Separation
CAB.	Cabinet	H.S.	Hollow Structural Steel	S.F./SQ.FT.	Square Feet
C.B.	Catch Basin	HT.	Height	SH.	Shelf
CEM.	Cement	HVAC	Heating, Venting & Air Conditioning	SHD/SHR.	Shower
CEN.	Canemic	HT.	Heating, Venting & Air Conditioning	SHT.	Sheet
C.G.	Corner Guard	I.C.B.O.	International Conference of Building Officials	SHTG.	Sheeting
C.I.	Cast Iron	I.D.	Inside Diameter	SIM.	Similar
CONJ.	Construction Joint	J.	Joint	SIMT.	Sealant
CLG.	Ceiling	L.O.	Line	S.M.	Sheet Metal
CLD.	Ceiling	IN.	Inch	S.M.S.	Sheet Metal Screw
CLF.	Clear	INT.	Insulation	S.N.R.	Sanitary Napkin Dispenser
C.M.U.	Concrete Masonry Unit	INSUL.	Insulation	S.N.R.	Sanitary Napkin Receptacle
CNTR.	Counter	INT.	Interior	S.P.	Stand Pipe
COL.	Column	JAN.	Janitor	SPEC.	Specification
CONC.	Concrete	JST.	Joint	SQ.	Square
COND.	Condition	JST.	Joint	S.S.K.	Service Sink
CONN.	Connection	KT.	Kitchen	ST.	Station
CONSTR.	Construction	LAB.	Laboratory	STA.	Station
CONT.	Continuous	LAM.	Laminated	STD.	Standard
CONTR.	Contractor	LAV.	Lavatory	STL.	Steel
CORR.	Corridor	LOCKR.	Locker	STL.	Stainless Steel
C.P.	Corner Protection	LOC.	Lock	STR.	Storage
C.T.	Countertop	L.O.K.	Lock	STRUC.	Structural
CTSK.	Countersunk	L.F.	Left Hand	S.T.A.	Self Tapping Screw
CTR.	Center	L.H.	Left Hand	SUSP.	Suspended
C.T.C.L.	Contractor Furnished Contractor Installed	LN.	Line	SW.	Switch
		LT.	Light	SYM.	Symmetrical
				SYS.	System
DBL.	Double	MACH.	Machine	T&G	Tongue and Groove
DEPT.	Department	MATL.	Material	T.S.	Towel Bar
DET.	Detail	MAX.	Maximum	T.O.C.	Top of Curb
D.F.	Drinking Fountain	M.B.	Machine Bolt	TEL.	Telephone
DIA.	Diameter	M.C.	Medicine Cabinet	TEMP.	Temperature or Tempered
DM.	Dimension	MECH.	Mechanical	TER.	Terrazzo
DISP.	Dispenser	MEMB.	Membrane	THK.	Thickness
DN.	Down	MET.	Metal	T.O.B.	Top of Base
D.O.	Door Opening	MFR.	Manufacturer	T.O.P.	Top of Pavement
DOCS.	Documents	MN.	Manhole	T.O.P.	Top of Pavement
DR.	Door	MIN.	Minimum	T.P.D.	Total Paper Dispenser
DS.	Downspout	MIR.	Mirror	TRD.	Tread
D.S.P.	Dry Standpipe	MISC.	Miscellaneous	T.T.S.	Tight to Structure
DWG.	Drawing	M.O.	Masonry Overlay	T.V.	Television
DWR.	Drawer	M.S.	Machine Screw	T.W.	Top of Wall
E.	East	MTD.	Mounted	TYP.	Typical
(E)	Existing	MUL.	Mulch	U.S.	Underside
EA.	Each	N.	North	UNF.	Unfinished
E.J.	Expansion Joint	N.I.C.	Not in Contact	UN.O.	Unless Noted Otherwise
EL.	Elevation	N.LG.	Nailing	UR.	Urinal
ELEC.	Electrical	NO.	Number	VCT.	Vinyl Composition Tile
ELEV.	Elevator	NOM.	Nominal	VENT.	Ventilation
EMER.	Emergency	N.O.S.	Not to Scale	VERT.	Vertical
ENCL.	Enclosure	O.A.	Overall	VEST.	Vestibule
E.P.	Electrical Panelboard	OBS.	Obscure	V.F.	Verify in Field
EQ.	Equipment	O.C.	On Center	VOL.	Volume
EQUIP.	Equipment	O.D.	Outside Diameter	W.	West
E.W.C.	Electric Water Cooler	OFF.	Office	W/O	Without
EXST.	Existing	OH.	Opposite Hand	W/O	Without
EXP.	Expansion	OPNG.	Opening	W.C.	Water Closet
EXPO.	Exposed	OPP.	Opposite	WD.	Wood
EXT.	Exterior	O.P.F.	Owner Furnished Contractor Installed	WNSCT.	Wainscot
EZH.	Exhaust	O.F.C.I.	Owner Furnished Contractor Installed	WP.	Waterproof
F.A.	Fire Alarm	O.F.O.I.	Owner Furnished Contractor Installed	WR.	Water Resistant
F.B.	Flat Bar	PAR.	Parallel	W.S.	Wood Screw
F.D.	Floor Drain	PART.	Part	WT.	Weight
FDN.	Foundation	P.C.	Precast	YD.	Yard
F.A.	Fire Extinguisher	P.D.P.	Power Driven Pin		
F.A.C.	Fire Extinguisher Cabinet	PERF.	Perforated		
F.H.	Fire Hose	PL.	Plate		
F.H.C.	Fire Hose Cabinet	P.Lam.	Plastic Laminated		
F.H.S.	Flat Head Screw	PLAS.	Plaster		
FIN.	Finish				
FIXT.	Fixture				

GENERAL NOTES

1. DESCRIPTION:
THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING 9,981 SF RESTAURANT, AND REPLACING IT WITH AN 8,395 SF OFFICE BUILDING. PROJECT SCOPE ALSO INVOLVES SITE IMPROVEMENTS AROUND THE REPLACEMENT BUILDING & RESURFACING THE EXISTING PARKING AREA.

2. GENERAL CONDITIONS:
THE GENERAL CONDITIONS AS SUPPLIED BY OWNER. LATEST EDITION IS A PART OF THESE SPECIFICATIONS AND THE ENTIRE CONTRACT WORK.

3. GUARANTEES:
THE CONTRACTOR SHALL GUARANTEE THE WORK IN THE CONTRACT TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE (UNLESS A LONGER PERIOD IS SPECIFIED ELSEWHERE). THE CONTRACTOR SHALL AGREE IN WRITING TO REPAIR OR REPLACE, AT HIS EXPENSE, ANY WORK WHICH BECOMES DEFECTIVE DURING THE GUARANTEE PERIOD.

4. SUMMARY OF THE WORK:
CONTRACTOR'S DUTIES:
A. EXCEPT AS SPECIFICALLY NOTED, PROVIDE AND PAY FOR:
1) LABOR, MATERIALS AND EQUIPMENT
2) TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY
3) OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK
B. PAY LEGALLY REQUIRED SALES, CONSUMER AND USE TAXES.
C. SECURE AND PAY FOR, AS NECESSARY, PROPER EXECUTION AND COMPLETION OF WORK, AND, AS APPLICABLE AT TIME OF AWARD OF CONTRACT:
1) PERMITS, INCLUDING GENERAL BUILDING PERMIT
2) GOVERNMENT FEES
3) LICENSES
D. GIVE REQUIRED NOTICES.
E. COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, ORDERS AND OTHER LEGAL REQUIREMENTS OF PUBLIC AUTHORITIES WHICH BEAR ON PERFORMANCE OF THE WORK.
F. PROMPTLY SUBMIT WRITTEN NOTICE TO ARCHITECT OF OBSERVED VARIANCES OF CONTRACT DOCUMENTS FROM LEGAL REQUIREMENTS, PRIOR TO CONSTRUCTION IN THAT AREA:
1) THE ARCHITECT WILL MAKE APPROPRIATE MODIFICATIONS TO THE CONTRACT DOCUMENTS TO CORRECT THE VARIANCE.
2) IT IS NOT THE CONTRACTOR'S RESPONSIBILITY TO MAKE CERTAIN THE DRAWINGS & THE SPECIFICATIONS COMPLY WITH CODES & REGULATIONS. HOWEVER, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR WORK KNOWN TO BE CONTRARY TO SUCH REGS. IF HE HAS NOT GIVEN NOTICE.
G. PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS, PRIOR TO CONSTRUCTION IN THAT AREA:
1) THE ARCHITECT WILL MAKE THE NECESSARY MODIFICATIONS TO CORRECT THE DISCREPANCY.
2) THE CONTRACTOR SHALL NOT ASSUME THE RESPONSIBILITY OF CORRECTING ANY DISCREPANCIES WITHOUT APPROVAL.

PERFORMANCE OF THE WORK:
CONTRACTOR AGREES TO PROCEED WITH THE WORK TO BE PERFORMED UNDER THIS CONTRACT AND EACH AND EVERY PART AND DETAIL THEREOF SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER BY QUALIFIED, CAREFUL AND EFFICIENT WORKERS. CONTRACTOR ALSO AGREES TO PERFORM SUCH WORK IN STRICT ACCORDANCE WITH SAID DRAWINGS AND SPECIFICATIONS OR ANY CHANGES, MODIFICATIONS OR AMPLIFICATIONS THEREOF MADE BY THE ARCHITECT OR OWNER. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH AND TIME HIS SCHEDULING FOR THE CONVENIENCE OF THE OWNER REGARDING ALL ALTERATION, TIE IN OF UTILITIES, AND STRUCTURES OR OTHER SUCH WORK AS MAY BE NECESSARY TO PROVIDE CONTINUOUS OPERATIONS OF ALL OCCUPIED FACILITIES. SUCH SCHEDULING SHALL BE CONSIDERED AT THE TIME OF BIDDING AND OVERTIME COSTS SHALL BE SPECIFICALLY IDENTIFIED AND INCLUDED IN THE BID.

5. PROGRESS SCHEDULE:
PRIOR TO COMMENCEMENT OF THE WORK, CONTRACTOR SHALL PREPARE AND FURNISH TO OWNER A SCHEDULE SHOWING IN DETAIL, THE MANNER IN WHICH CONSTRUCTION WILL PROGRESS AND THE DATES UPON WHICH THE VARIOUS TRADES WILL COMMENCE AND COMPLETE THEIR WORK.

6. SHOP DRAWINGS:
SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, ILLUSTRATIONS, SCHEDULES, PERFORMANCE CHARTS, BROCHURES AND OTHER DATA WHICH ARE PREPARED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, MANUFACTURER, SUPPLIER OR DISTRIBUTOR, AND WHICH ILLUSTRATE SOME PORTION OF THE WORK.
PRIOR TO THE START OF THE WORK, CONTRACTOR TO PREPARE A SHOP DRAWING SUBMITTAL SCHEDULE FOR ARCHITECT'S REVIEW & APPROVAL. THE CONTRACTOR SHALL REVIEW, STAMP WITH HIS APPROVAL AND SUBMIT, WITH REASONABLE PROMPTNESS AND IN ORDERLY SEQUENCE, IN ACCORDANCE WITH THE SUBMITTAL SCHEDULE, ALL SHOP DRAWINGS, INCLUDING THOSE COVERED BY MODIFICATIONS. SHOP DRAWINGS SHALL BE PROPERLY IDENTIFIED AS SPECIFIED, OR AS ARCHITECT MAY REQUIRE, AT TIME OF SUBMISSION, THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DEVIATION IN THE SHOP DRAWINGS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
BY APPROVING AND SUBMITTING SHOP DRAWINGS THE CONTRACTOR THEREBY REPRESENTS THAT HE HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOGUE NUMBER AND SIMILAR DATA, OR WILL DO SO AND THAT HE HAS CHECKED AND COORDINATED EACH SHOP DRAWING WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
THE ARCHITECT WILL REVIEW AND APPROVE SHOP DRAWINGS WITH REASONABLE PROMPTNESS SO AS NOT TO CAUSE ANY DELAY, BUT ONLY FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE ARCHITECT'S APPROVAL OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

METHOD OF REVIEW:
SHOP DRAWINGS: MAKE INITIAL SUBMITTAL OF TWO BLUELINE PRINTS AND ONE SEPIA TRANSPARENCY OF SHOP DRAWINGS (OR SEVEN BLUELINE PRINTS) CATALOG DATA, MAKE INITIAL SUBMITTAL OF SEVEN COPIES SAMPLES, AS REQUIRED BY ARCHITECT OR AS SPECIFIED LISTS OF MATERIALS & EQUIPMENT, AS REQUIRED BY ARCHITECT.
THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS THE CONTRACTOR HAS INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL OF THE SPECIFIC DEVIATION. NOR SHALL THE ARCHITECT'S APPROVAL RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.
NO PORTION OF WORK REQUIRING SHOP DRAWINGS SHALL BE COMMENCED UNTIL THE SHOP DRAWINGS HAVE BEEN APPROVED BY THE ARCHITECT.
7. AS-BUILT RECORD DRAWINGS:
THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE, ACCESSIBLE TO THE ARCHITECT, ONE SET OF DIMENSIONED BLUELINE PRINTS SHOWING "AS-INSTALLED" WORK INSIDE BUILDING AND EXTENDING OUT TO A POINT OF CONNECTION TO SITE UTILITIES.
A. SHOW ALL NOT READILY VISIBLE LINES AND ITEMS OF EQUIPMENT OF THE ELECTRICAL, PLUMBING, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS.
B. WHERE DEVIATIONS FROM THE ORIGINAL DRAWINGS OCCUR IN THE LAYOUT OF DUCTS OF EQUIPMENT CONNECTED THERETO, SHOW "AS-INSTALLED" LOCATIONS AND SIZES, INCLUDING LOCATIONS OF ACCESS DOORS, DAMPERS AND CONTROL EQUIPMENT AND WIRING.
C. SHOW ANY ITEM OF EQUIPMENT THAT DIFFERS IN TYPE, MODEL, CATALOG NUMBER OR MANUFACTURER FROM THAT CALLED FOR ON ORIGINAL DRAWINGS OR SPECIFICATIONS.
UPON COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION, A COMPLETELY UPDATED RECORD SET, USED DURING CONSTRUCTION, SHALL BE SUBMITTED TO THE ARCHITECT.
8. MEASUREMENTS:
ALL DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
EACH CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING, AND THEY SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS INDICATED ON THE DRAWINGS. IF A DIFFERENCE EXISTS, IT SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWINGS. DO NOT SCALE ELECTRONIC FILES. THESE ELECTRONIC FILES ARE NOT CONSTRUCTION DOCUMENTS. DIFFERENCES MAY EXIST BETWEEN THESE ELECTRONIC FILES AND CORRESPONDING HARD COPY CONSTRUCTION DOCUMENTS. WE MAKE NO REPRESENTATION REGARDING THE ACCURACY OR COMPLETENESS OF THE ELECTRONIC FILES YOU RECEIVE. IN THE EVENT THAT A CONFLICT ARISES BETWEEN ELECTRONIC FILES AND HARD COPY CONSTRUCTION DOCUMENTS, THE SIGNED OR SEALED HARD COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY CONFLICT EXISTS. BY YOUR USE OF ELECTRONIC FILES, YOU ARE NOT RELIEVED OF YOUR DUTY TO FULLY COMPLY WITH THE CONTRACT DOCUMENTS, INCLUDING, AND WITHOUT LIMITATION, THE NEED TO CHECK, CORRECT AND COORDINATE ALL DIMENSIONS AND DETAILS, TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND COORDINATE WORK WITH THAT OF OTHER CONTRACTORS FOR THE PROJECT.
9. PROTECTION OF WORK / "MEDIA FILTERING"
CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND PRESERVATION OF:
A. ALL MATERIALS, SUPPLIES AND EQUIPMENT OF EVERY DESCRIPTION (INCLUDING PROPERTY WHICH MAY BE FURNISHED OR OWNED BY OWNER OR BY OTHERS), WHILE SUCH PROPERTY IS LOCATED ON THE CONSTRUCTION SITE, AND FOR ALL WORK PERFORMED.
B. ALL EXISTING ADJACENT SPACES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE ORIGINAL CONDITION PRIOR TO THE COMMENCEMENT OF ANY WORK.
IN ALL CONSTRUCTION AREAS, "MEDIA FILTERING" IS TO BE INSTALLED ON ALL RETURN & EXHAUST VENTS, IN ORDER TO MAINTAIN THE CLEANLINESS OF THE HVAC SYSTEM.
10. DEFINITIONS:
A. **SUBCONTRACTOR** - THE TERM "SUBCONTRACTOR" SHALL MEAN EACH SUBCONTRACTOR OF THE CONTRACTOR AND INCLUDES ONE WHO FURNISHES WORK TO SPECIAL DESIGN ACCORDING TO THE PLANS AND SPECIFICATIONS OF THE WORK, BUT NOT INCLUDING ONE WHO FURNISHES MATERIALS NOT SO WORKED.
B. **PROVIDED** - "PROVIDED" SHALL MEAN "FURNISHED AND INSTALLED, COMPLETE IN PLACE".
C. **AS SHOWN** - WHERE "AS SHOWN", "AS INDICATED", "AS DETAILED", OR WORDS OF SIMILAR IMPORT ARE USED, IT SHALL BE UNDERSTOOD THAT, UNLESS OTHERWISE NOTED, THE REFERENCE IS TO THE DRAWINGS ACCOMPANYING THE SPECIFICATION OR OTHER DOCUMENT IN WHICH SUCH WORDS ARE USED.
D. **DRAWINGS** - WHERE THE UNMODIFIED TERM "DRAWINGS" IS USED, IT SHALL MEAN THOSE DRAWINGS LISTED IN THE SPECIFICATION HEREOF TITLED "DRAWINGS", INCLUDING ANY DRAWINGS ADDED TO, AND NOT INCLUDING ANY DRAWINGS DELETED FROM THAT LIST BY AMENDMENTS HERETO.
E. **APPROVED** - WHERE "APPROVED", "AS PERMITTED", "AS DIRECTED", "AS REQUIRED", OR WORDS OF SIMILAR IMPORT ARE USED, IT SHALL BE UNDERSTOOD THAT THE APPROVAL, PERMISSION, DIRECTION OR REQUIREMENTS OF THE ARCHITECT IS INTENDED, UNLESS OTHERWISE STATED.
F. **ACCEPTED** - WHERE "ACCEPTED", "ACCEPTANCE", OR WORDS OF SIMILAR IMPORT ARE USED, IT SHALL BE CONSTRUED TO MEAN ACCEPTED OR ACCEPTANCE BY OWNER OR ITS LEGALLY AUTHORIZED REPRESENTATIVE.
G. **OR EQUAL** - "OR EQUAL" SHALL BE CONSTRUED TO MEAN "OF EQUAL QUALITY, DURABILITY, FINISH, FUNCTION AND SUITABILITY, IN THE DISCRETION OF ARCHITECT OR OWNER."

PROJECT DATA

ADDRESS: 13535 MINDANAO WAY
MARINA DEL REY, CA 90292

PROJECT AREA: 8,395 SF

OCCUPANCY: B

CONSTRUCTION TYPE: TYPE V, FULLY SPRINKLERED

APPLICABLE CODES: THE CONTRACTOR SHALL ABIDE BY ALL CURRENT LOCAL GOVERNING ORDINANCES AND CODES, INCLUDING BUT NOT LIMITED TO:

CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE: 2013 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 23, CCR

CALIFORNIA BUILDING CODE: 2013 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR (2012 IBC AND 2013 CALIFORNIA AMENDMENTS)

CALIFORNIA ELECTRICAL CODE: 2013 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR (2011 NEC AND 2013 CALIFORNIA AMENDMENTS)

CALIFORNIA MECHANICAL CODE: 2013 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR (2012 UMC AND 2013 CALIFORNIA AMENDMENTS)

CALIFORNIA PLUMBING CODE: 2013 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR (2012 UPC AND 2013 CALIFORNIA AMENDMENTS)

CALIFORNIA FIRE CODE: 2013 CALIFORNIA FIRE CODE - PART 9, TITLE 23, CCR (2012 IFC AND 2013 CALIFORNIA AMENDMENTS)

FIRE ALARM SYSTEMS: N.F.P.A. NO. 72 - 2013, NATIONAL FIRE ALARM CODE

FIRE SPRINKLER SYSTEMS: N.F.P.A. NO. 13 - 2013, INSTALLATION OF SPRINKLER SYSTEM N.F.P.A. NO. 14 - 2013, STANDPIPE AND HOSE SYSTEMS N.F.P.A. NO. 20 - 2013, CENTRIFUGAL FIRE PUMPS N.F.P.A. NO. 24 - 2013, PRIVATE FIRE SERVICE MAINS

CALIFORNIA CODE OF REGULATIONS: TITLE 19, PUBLIC SAFETY, CHAPTER 1, SFM REG. S

AMERICANS WITH DISABILITIES ACT (ADA): ADA FEDERAL REGISTER APRIL 1, 1994 2011 CALIFORNIA ACCESS COMPLIANCE REFERENCE MANUAL REGULATIONS

*ENFORCEMENT INCLUDES ALL OTHER CODES REFERENCED IN THE ABOVE MODEL CODES, I.E. NEC MAKES REFERENCE TO NFPA PAMPHLETS.

11. DUCT AND PIPE SUPPORTS:
PIPES, DUCTS AND CONDUITS SHALL BE SUPPORTED AND BRACED PER THE SNAKON TOLERANCES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS. REFER TO MECHANICAL AND PLUMBING.

12. EXPANSION ANCHORS:
WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWER DRIVEN PINS IN EXISTING NON-PRESSURE REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.

13. DISRUPTION OF OPERATIONS:
MINIMUM NOISE AND VIBRATION LEVEL SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION. CONTRACTOR TO COOPERATE WITH BUILDING AUTHORITIES SO AS TO MAINTAIN A MINIMUM OF DISLOCATION TO ADJACENT AREAS. DEMOLITION TO BE ACCOMPLISHED AS SHOWN. THE INSTALLATION OF ANY NEW CONSTRUCTION, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL WORK, PATCH AND/OR REFINISH ALL EXISTING SURFACES TO MATCH ADJACENT SURFACES AND NEW SPECIFIED FINISHES.

14. EXTENT OF DEMOLITION:
PERFORM ALL DEMOLITION SHOWN ON DRAWINGS AND REQUIRED BY JOB CONDITIONS. THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF ALL WORK REQUIRED IN THIS SECTION. DO ALL CUTTING, BORING, SLAB CUTTING, OR OTHER DEMOLITION NECESSARY FOR THE INSTALLATION OF ANY NEW CONSTRUCTION, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL WORK. PATCH AND/OR REFINISH ALL EXISTING SURFACES TO MATCH ADJACENT SURFACES AND NEW SPECIFIED FINISHES.

15. CLEAN UP:
THE COMPLETE AREA OF WORK AND CORRIDORS LEADING THERETO SHALL BE LEFT FREE OF DUST AND DEBRIS. ALL RUBBISH AND DEBRIS SHALL BE COLLECTED AND STORED IN PILES FOR REMOVAL PERIODICALLY FROM THE SITE.

16. MATERIAL TO BE RELOCATED:
ALL MATERIAL REMOVED AND RELOCATED SHALL BE PROTECTED FROM DAMAGE DURING THIS PROCESS. REPAIR OR REPLACE DAMAGED PARTS TO MATCH EXISTING BEFORE DAMAGE.

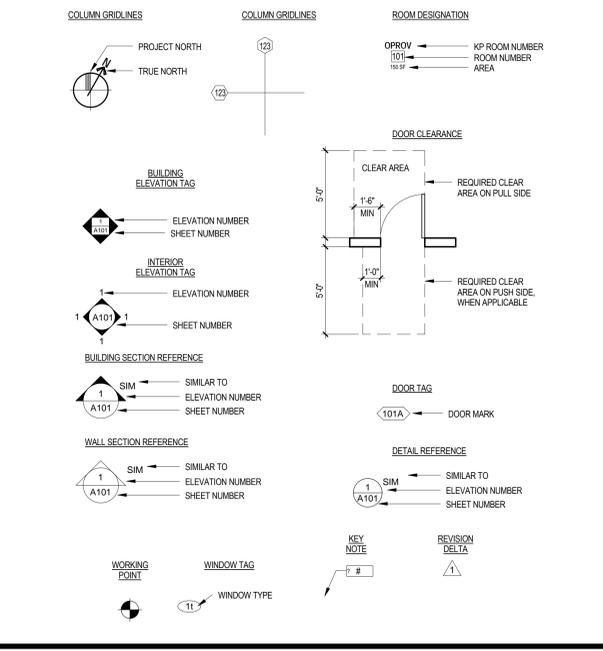
17. FIRE PROTECTION EQUIPMENT AND CONSTRUCTION:
CONTRACTOR SHALL ASCERTAIN THAT THE CONSTRUCTION AREAS WILL NOT OBSTRUCT FIRE DEPARTMENTS ACCESS TO IT, AND OTHER AREAS. EXITS FROM SAID AREAS SHALL BE MAINTAINED FREE AND CLEAR OF ALL OBSTRUCTION.
A. PROVIDE FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS (I.E. INDUSTRIES "AMBASSADOR 1016"17 OR EQUAL) AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. VERIFY WITH THE FIRE MARSHALL AND ARCHITECT THE CABINETS' LOCATIONS DURING THE FRAMING STAGE OF THE PROJECT. LOCATION OF FIRE EXTINGUISHER CABINETS IS SUBJECT TO THE FIRE MARSHALL'S APPROVAL. POSITIONING OF CABINETS AT LOCATIONS OTHER THAN INDICATED SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
B. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
C. MAINTAIN 44 INCHES MINIMUM CLEARANCE TO ALL REQUIRED EXITS.
D. CONSTRUCTION SHALL BE 1 HOUR FIRE RESISTIVE AS IT PERTAINS TO CODE.
E. PENETRATIONS THROUGH RATED ASSEMBLIES REQUIRING OPENING PROTECTION SHALL BE PROVIDED WITH THROUGH PENETRATIONS FIRE STOP SYSTEMS, WITH "A" RATING EQUAL TO THE ASSEMBLY PENETRATED, AND SHALL CONFORM TO TEST STANDARDS SPECIFIC OF FIRE STOPS (ASTM E-814) TYPICAL, ALL LOCATIONS, ALL TESTS.

18. FINISHES:
INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED AN END FLAME SPREAD RATING OF CLASS III (75-200) AND A SMOKE DENSITY VALUE NOT TO EXCEED 450. ALL DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME RETARDANT IN AN APPROVED MANNER.
ALL INTERIOR FINISH MATERIALS APPLIED TO WALLS & CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.5 AND SECTION 803.1.

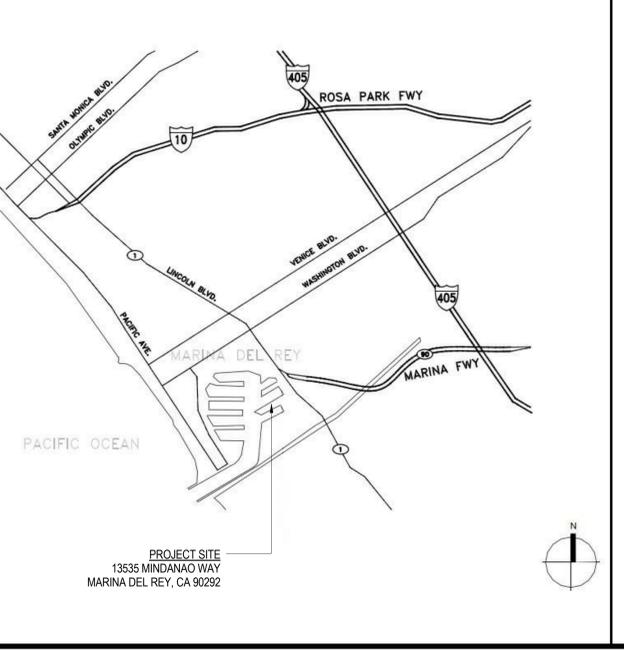
19. FIRE SPRINKLER:
PROJECT SCOPE IS NOT EXPECTED TO AFFECT THE EXISTING FIRE SPRINKLER HEAD LAYOUT OR EXISTING FIRE SPRINKLER PIPING.

20. FIRE ALARM:
PROJECT SCOPE IS NOT EXPECTED TO AFFECT THE EXISTING FIRE ALARM DEVICE LAYOUT OR EXISTING FIRE ALARM MONITORING POINTS.

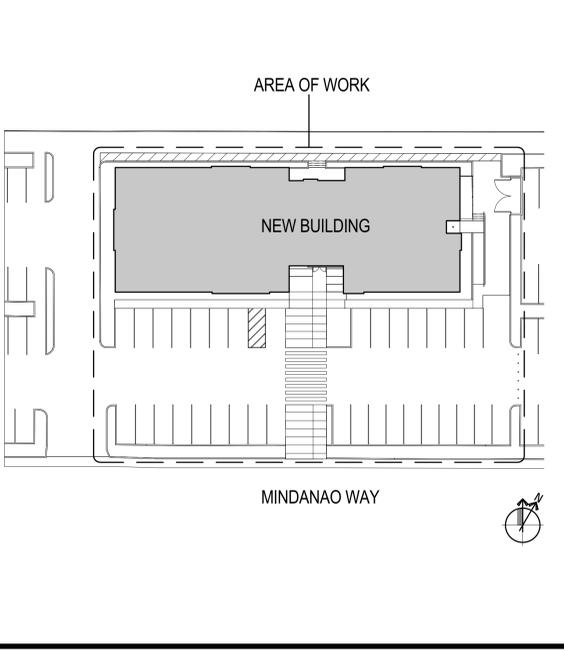
SYMBOLS LEGEND



VICINITY MAP



KEY PLAN



DRAWING INDEX

GENERAL

A0-00 TITLE SHEET

A0-02 PROJECT INFORMATION & GENERAL NOTES

ARCHITECTURAL

A1-10 OVERALL SITE PLAN

A2-10 OVERALL FIRST FLOOR PLAN

A3-10 EXTERIOR ELEVATIONS

A3-11 EXTERIOR ELEVATIONS

COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES & HARBORS

13535 MINDANAO WAY, MARINA DEL REY, CA 90292

DBH ADMIN. SERVICES, FACILITIES & PROPERTY MAINTENANCE BUILDING

CLIENT PROJECT #:
Drawing Title

PROJECT INFORMATION & GENERAL NOTES

Scale: As indicated
IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE

Location: Drawing No.

Project Manager: _____ Author: _____

Designer: _____

Project No: 14008

Date Plotted: 03.27.2015

A0-02

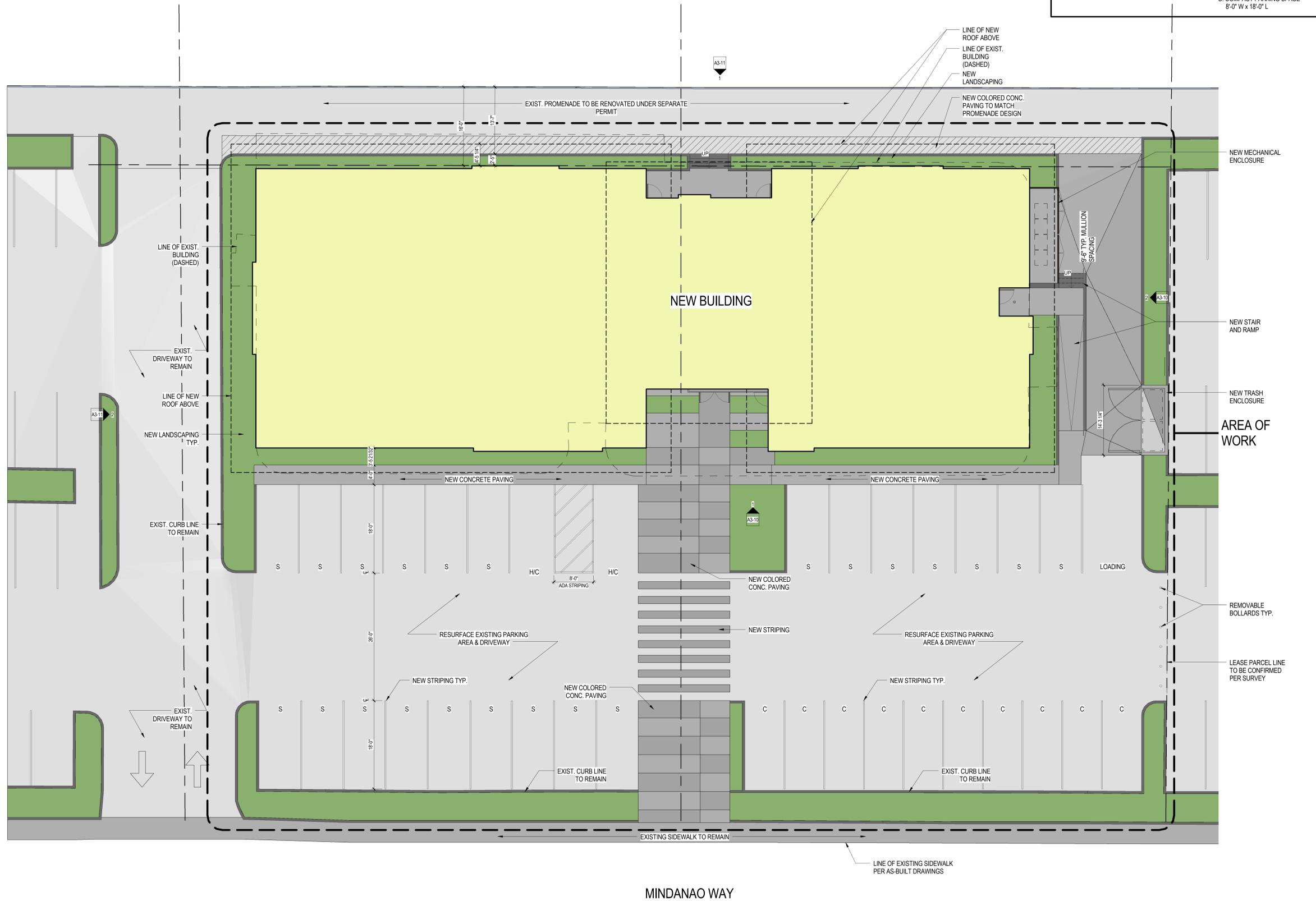
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BUILDING AREA & PARKING SUMMARY	
PROPOSED BUILDING AREA:	8,395 SF
PARKING REQUIREMENTS FOR OFFICE/COMMERCIAL:	1 PARKING SPACE PER 260 SF
TOTAL PARKING REQUIRED:	34 SPACES
TOTAL PARKING PROVIDED:	34 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	1 SPACE
LOADING SPACE REQUIRED:	1 SPACE, 24' L x 12' W
LOADING SPACE PROVIDED:	1 SPACE, 24' L x 12' W
S: STANDARD PARKING SPACE	8'-6" W x 18'-0" L
C: COMPACT PARKING SPACE	8'-0" W x 18'-0" L

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COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES & HARBORS
13535 MINDANAO WAY, MARINA
DEL REY, CA 90292

**DBH ADMIN. SERVICES,
FACILITIES & PROPERTY
MAINTENANCE BUILDING**

CLIENT PROJECT #:
Drawing Title
OVERALL SITE PLAN

Scale: As indicated
IF DRAWING IS NOT 30x42 THEN IT IS NOT TO SCALE

Location	Drawing No.
LA	
Project Manager	
SC	
Project No.	
14008	
Date Plotted	
03.27.2015	

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MAINTENANCE BUILDING

LEGEND

 ADMINISTRATION SERVICES OFFICE	 HUMAN RESOURCES OFFICE	 FACILITIES / PARKING OFFICE	 COMMON AREA
 ADMINISTRATION SERVICES WORK AREA	 HUMAN RESOURCES WORK AREA	 FACILITIES / PARKING WORK AREA	 TOILET / ELECTRICAL RM. / STORAGE

CLIENT PROJECT #:
Drawing Title
**OVERALL FIRST FLOOR
PLAN - BUILDING USE
DIAGRAM**

Scale: 3/16" = 1'-0"
IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE

Location: LA
Project Manager: SC
Project No.: 14008
Date Plotted: 03.27.2015

Drawing No.: **A2-10-A**

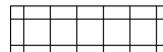
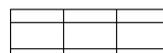
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CEILING LEGEND

-  2 x 2' ACOUSTIC CEILING GRID & TILE
11'-2" A.F.F. U.N.O.
-  2 x 4' ACOUSTIC CEILING GRID & TILE
11'-2" A.F.F. U.N.O.
-  PAINTED GYPSUM BOARD CEILING
11'-2" A.F.F. U.N.O.
-  UNDERSIDE OF METAL DECK
-  ALUMINUM PANELS IN SOFFIT
-  FIXTURE TYPE-A:
2" DIA. EXTRUDED PENDANT LIGHT FIXTURE. BOTTOM OF FIXTURE AT 12'-0" A.F.F.
-  FIXTURE TYPE-A1:
4" DIA. PENDANT LIGHT FIXTURE. BOTTOM OF FIXTURE AT 11'-2" A.F.F.
-  FIXTURE TYPE-B:
4" DIA. RECESS MOUNTED DOWNLIGHT
-  FIXTURE TYPE-C1:
8' LINEAR RECESSED LIGHT FIXTURE. BOTTOM OF FIXTURE AT 11'-2" A.F.F.
-  FIXTURE TYPE-C:
24' LINEAR RECESSED LIGHT FIXTURE. BOTTOM OF FIXTURE AT 11'-2" A.F.F.
-  FIXTURE TYPE-D:
18' LINEAR PENDANT LIGHT FIXTURE WITH UPLIGHT AND DOWNLIGHT. BOTTOM OF FIXTURE AT 11'-2" A.F.F.
-  FIXTURE TYPE-D1:
24' LINEAR PENDANT LIGHT FIXTURE WITH UPLIGHT AND DOWNLIGHT. BOTTOM OF FIXTURE AT 11'-2" A.F.F.
-  FIXTURE TYPE-E1:
2' x 2' LINEAR INDIRECT RECESSED LIGHT FIXTURE
-  FIXTURE TYPE-E2:
2' x 4' LINEAR INDIRECT RECESSED LIGHT FIXTURE
-  FIXTURE TYPE-F:
LARGE CIRCULAR PENDANT LIGHT FIXTURE. BOTTOM OF FIXTURE AT 11'-2" A.F.F.



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CLIENT PROJECT #:
Drawing Title
**OVERALL FIRST
FLOOR REFLECTED
CEILING PLAN**

Scale: 3/16" = 1'-0"
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Location: LA
Project Manager: SC
Project No.: 14008
Date Plotted: 03.27.2015

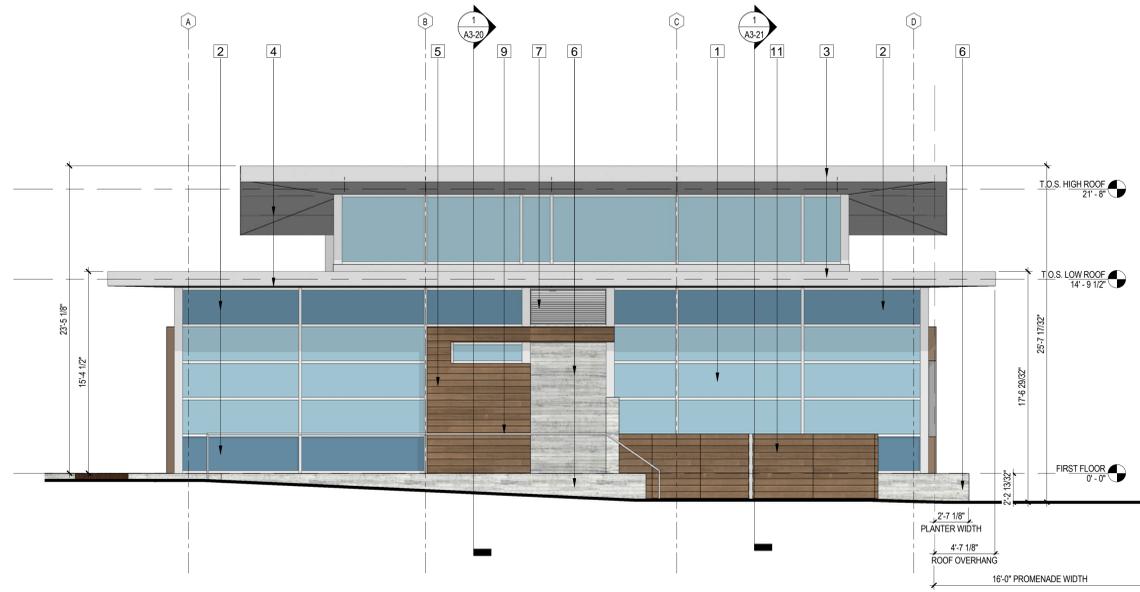
Drawing No. **A2-20**

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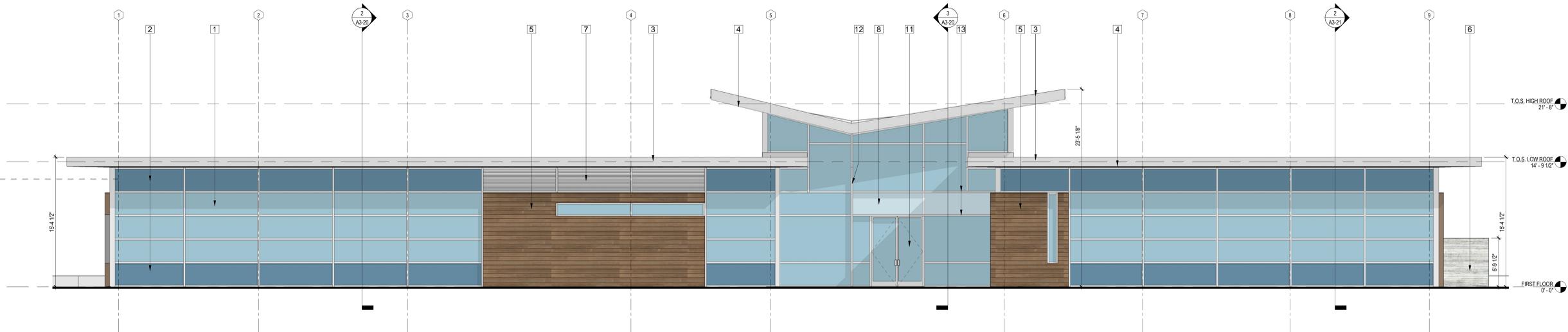
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EAST ELEVATION
3/16" = 1'-0" 2



SOUTH ELEVATION
3/16" = 1'-0" 1

EXTERIOR ELEVATION LEGEND



1 1" THICK INSULATED BLUE VISION GLAZING IN CLEAR ANODIZED ALUMINUM FRAME



3 CLEAR ANODIZED ALUMINUM FINISH ROOF FASCIA



6 BOARD FINISH EXPOSED CONCRETE WITH CLEAR SEALER

11 EXTERIOR DOOR - 1" THICK INSULATED TEMPERED BLUE VISION GLAZING IN CLEAR ANODIZED ALUMINUM FRAME



2 1" THICK INSULATED BLUE SPANDEL GLAZING IN CLEAR ANODIZED ALUMINUM FRAME



5 ARTIFICIAL WOOD SLATS BY 'AZEK' OVER SHEATHING OVER METAL FRAMING

7 ANODIZED ALUMINUM LOUVERS IN ANODIZED ALUMINUM FRAME

12 9" DEEP MULLION CLEAR ANODIZED EXTRUSION CAP ON STANDARD VERTICAL MULLION

13 9" SLOPED CLEAR ANODIZED MULLION CAP ON STANDARD VERTICAL MULLION

8 SIGNAGE ON FROSTED GLASS PANEL. INSTALL ON 9" SLOPED HORIZONTAL MULLION EXTENSION

9 CLEAR ANODIZED ALUMINUM HANDRAIL

10 MECHANICAL EQUIPMENT ENCLOSURE & GATE WITH ARTIFICIAL WOOD SLAT BY 'AZEK' OVER PAINTED GALVANIZED STEEL FRAME



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Drawing Title

**EXTERIOR
ELEVATIONS**

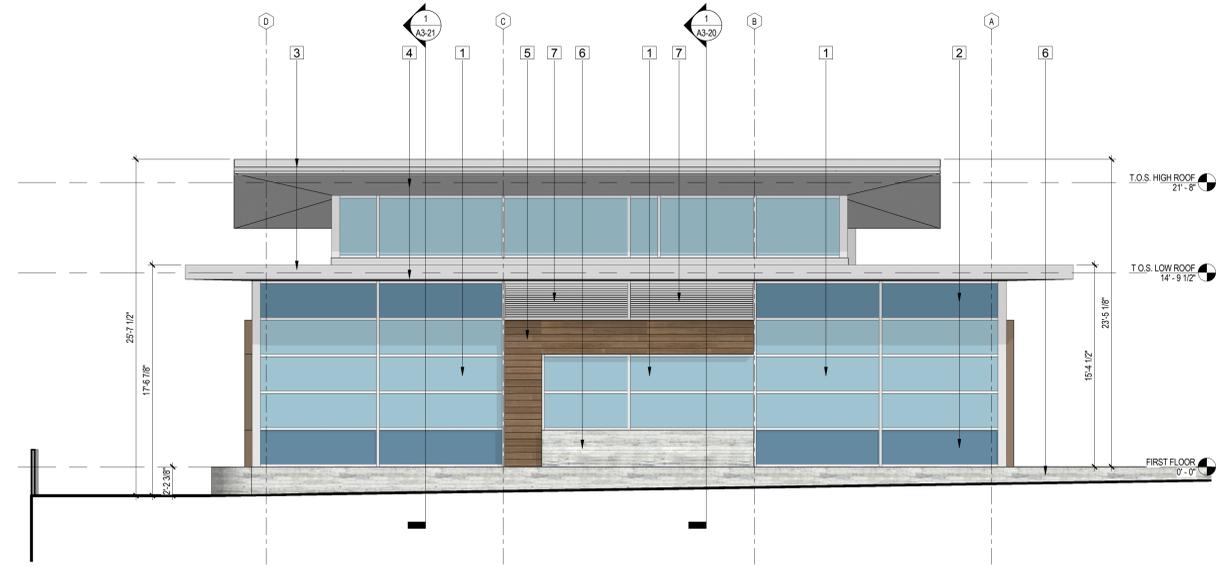
Scale: 3/16" = 1'-0"
IF DRAWING IS NOT 30x42 THEN IT IS NOT TO SCALE

Location	LA	Drawing No.	A3-10
Project Manager	SC		
Project No.	14008		
Date Plotted	03.27.2015		

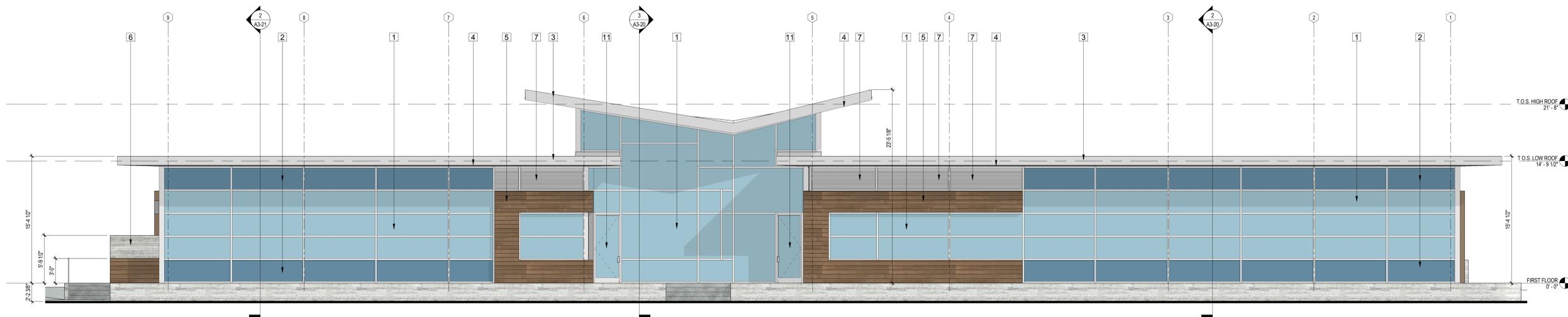
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No.	Distribution/Revision	Date



WEST ELEVATION
3/16" = 1'-0" 2



NORTH ELEVATION
3/16" = 1'-0" 1

EXTERIOR ELEVATION LEGEND

- | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 1" THICK INSULATED BLUE VISION GLAZING IN CLEAR ANODIZED ALUMINUM FRAME</p> <p>2 1" THICK INSULATED BLUE SPANDREL GLAZING IN CLEAR ANODIZED ALUMINUM FRAME</p> | <p>3 CLEAR ANODIZED ALUMINUM FINISH ROOF FASCIA</p> <p>4 CLEAR ANODIZED ALUMINUM FINISH SOFFIT PANELS</p> <p>5 ARTIFICIAL WOOD SLATS BY 'AZEK' OVER SHEATHING OVER METAL FRAMING</p> | <p>6 BOARD FINISH EXPOSED CONCRETE WITH CLEAR SEALER</p> <p>7 ANODIZED ALUMINUM LOUVERS IN ANODIZED ALUMINUM FRAME</p> <p>8 SIGNAGE ON FROSTED GLASS PANEL. INSTALL ON 9" SLOPED HORIZONTAL MULLION EXTENSION</p> <p>9 CLEAR ANODIZED ALUMINUM HANDRAIL</p> <p>10 MECHANICAL EQUIPMENT ENCLOSURE & GATE WITH ARTIFICIAL WOOD SLAT BY 'AZEK' OVER PAINTED GALVANIZED STEEL FRAME</p> | <p>11 EXTERIOR DOOR - 1" THICK INSULATED TEMPERED BLUE VISION GLAZING IN CLEAR ANODIZED ALUMINUM FRAME</p> <p>12 9" DEEP MULLION CLEAR ANODIZED EXTRUSION CAP ON STANDARD VERTICAL MULLION</p> <p>13 9" SLOPED CLEAR ANODIZED MULLION CAP ON STANDARD VERTICAL MULLION</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES & HARBORS
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MAINTENANCE BUILDING**

CLIENT PROJECT #:
Drawing Title
**EXTERIOR
ELEVATIONS**

Scale: 3/16" = 1'-0"
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Location: LA
Project Manager: SC
Project No: 14008
Date Plotted: 03.27.2015

Drawing No. **A3-11**

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